117.0	0002	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	785,200	/	785,200
USE VALUE:	785,200	/	785,200
ASSESSED:	785,200	/	785,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONE PATRICIA A / TRUSTEE
Owner 2:	HELEN I MALONE IRREVOCABLE TR
Owner 3:	
Street 1:	65 JAMES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MALONE HELEN I -
Owner 2:	-
Street 1:	65 JAMES ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1977, having primarily Vinyl Exterior and 2074 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9807.000	285,200		500,000	785,200
Total Card	0.225	285,200		500,000	785,200
Total Parcel	0.225	285,200		500,000	785,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 378.59 | /Parcel: 378.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 75251
GIS Ref:
GIS Ref:
Insp Date: 09/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0002-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	285,200	0	9,807.	500,000	785,200		Year end	12/23/2021
2021	101	FV	274,100	0	9,807.	500,000	774,100		Year End Roll	12/10/2020
2020	101	FV	274,100	0	9,807.	499,900	774,000	774,000	Year End Roll	12/18/2019
2019	101	FV	220,300	0	9,807.	492,800	713,100	713,100	Year End Roll	1/3/2019
2018	101	FV	220,300	0	9,807.	378,500	598,800	598,800	Year End Roll	12/20/2017
2017	101	FV	220,300	0	9,807.	357,100	577,400	577,400	Year End Roll	1/3/2017
2016	101	FV	220,300	0	9,807.	328,500	548,800	548,800	Year End	1/4/2016
2015	101	FV	222,300	0	9,807.	307,100	529,400	529,400	Year End Roll	12/11/2014

!9082!

PRINT

Date	Time
12/30/21	08:26:29

LAST REV

Date	Time
09/27/18	15:12:33
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 9082

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALONE HELEN I,	71457-307	1	8/10/2018	Convenience	1	No	No		
MALONE HELEN I/	71455-561	1	8/10/2018	Convenience	1	No	No		
MALONE HELEN I,	70435-273		12/26/2017	Convenience		No	No		
MALONE LARRY D	43114-393		6/23/2004	Family		No	No		Larry D Malone dod 9/09/2017
	16024-445		2/1/1985		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	75251
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2011	698	Addition	42,759	C				12X16 ALL SEASON S
11/4/1993	548		12,000					ADD 10X25 TO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
4/5/2012	Info Fm Prmt	BR	B Rossignol
11/20/2008	Meas/Inspect	189	PATRIOT
3/14/2000	Inspected	276	PATRIOT
2/10/2000	Measured	264	PATRIOT
8/19/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9807		Sq. Ft.	Site		0	70.	0.73	6									499,950						500,000	

Total AC/HA:	0.22514	Total SF/SM:	9807	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	499,950	Spl Credit		Total:	500,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	15.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	15.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.29259491
Const Adj.:	0.99197996
Adj $ / SQ:	128.223
Other Features:	74250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	337081
Depreciation:	51910
Depreciated Total:	285170

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

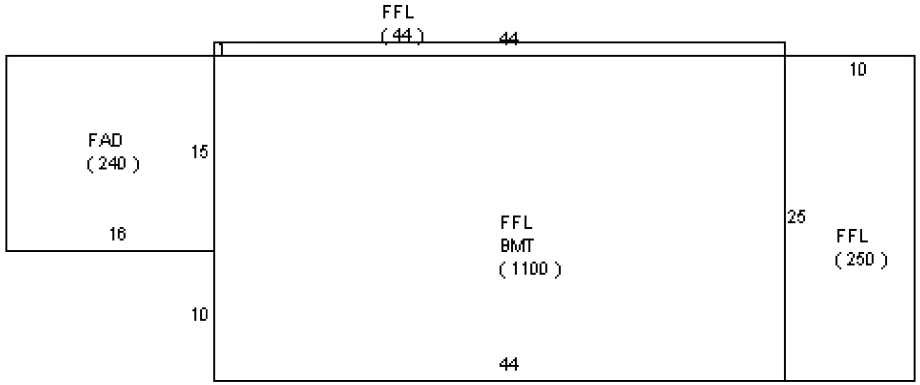
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.22
Special Features:	0	Val/Su Net:	104.32
Final Total:	285200	Val/Su SzAd	174.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,394	128.220	178,743
BMT	Basement	1,100	48.470	53,315
FAD	Addition	240	128.220	30,773
	Net Sketched Area:	2,734	Total:	262,831
Size Ad	1634	Gross Area	2734	FinArea 2074

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 117.0-0002-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1980	0.00	T	31.2	101						
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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